



1 Reid Street, Darlington
Darlington



£675 pcm



1 Reid Street

Darlington, Darlington

This **well-presented two-bedroom terraced property** is located in the heart of the **popular Denes area of Darlington**. The home offers excellent access to **Darlington Town Centre**, local schools, the **Memorial Hospital**, and a variety of **shops, parks, and other amenities**.

The accommodation comprises a **lounge, dining room, modern kitchen**, and **ground-floor bathroom**. To the first floor are **two good-sized bedrooms**. There is also **useful attic storage space**, accessible via stairs, providing additional flexibility for storage.

Externally, the property benefits from a **rear yard area** and **on-street parking**.

Offered on an **unfurnished basis**, this property is ideal for **professionals, couples, or small families** seeking a comfortable home in a convenient location.

Tenants Income Requirements: £20,250 | Guarantor Income Requirements: £24,300 | Holding Fee Applies: £155.77

Council Tax band: A

Tenure: Freehold

- Modern Two Bedroom Terrace
- Denes Location
- Close to Darlington Memorial Hospital
- Modern Bathroom & Kitchen
- Staircase to Attic
- Energy Performance Certificate: E



Vestibule

3'2" × 3'5" (0.97 × 1.06 m)

Lounge

11'8" × 13'1" (3.56 × 4.00 m)

Dining Room

13'0" × 10'0" (3.99 × 3.06 m)

Kitchen

5'11" × 11'0" (1.82 × 3.35 m)

Bathroom

5'9" × 5'8" (1.77 × 1.73 m)

Landing

3'0" × 2'9" (0.94 × 0.85 m)

Hallway

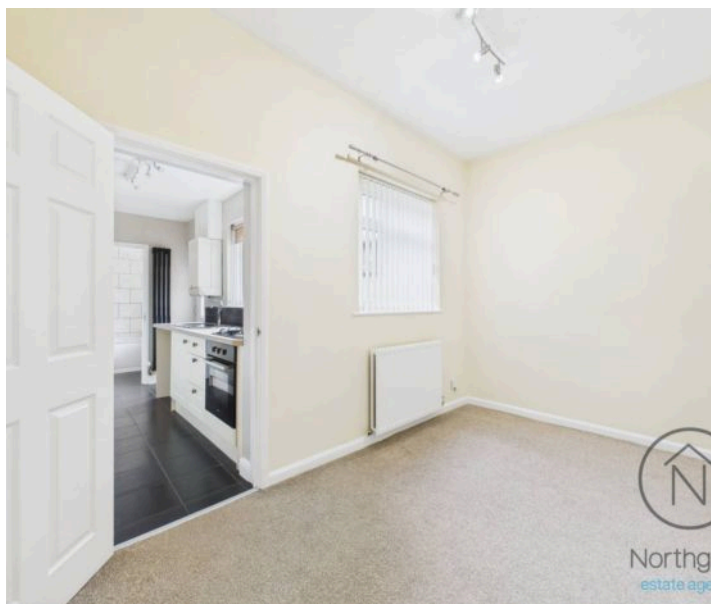
4'9" × 2'6" (1.44 × 0.76 m)

Bedroom 1

12'11" × 10'5" (3.96 × 3.18 m)

Bedroom 2

12'11" × 6'10" (3.96 × 2.09 m)







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Ground Floor



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Floor 1



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Floor 2

Approximate total area⁽¹⁾

831 ft²

77.2 m²

Reduced headroom

107 ft²

9.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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